

10 Nov 71  
BPS/OLMASTER PLAN for Headquarters consolidation of outlying overt activities

The Building Planning Staff is now in its fourth master planning cycle. Major shifts in Agency policy over the past two years have made it necessary to shift the BPS approach to such a degree that a completely new set of master planning guidelines and concepts had to be developed on four different occasions. Other changes have been accommodated through the built in flexibility of the planning system.

FIRST MASTER PLANNING CYCLE - April 1969

Initially the BPS charter called for a plan which would consolidate Agency personnel and physical assets at the Headquarters Langley site by calendar year 1980. About ten schematics were developed each as a possible base upon which a building planning program could evolve. These were reviewed with the DD/S in November 1969 in order to obtain policy guidance on refinements to be included so that A&E costs could be projected. The report which the Executive Director-Comptroller approved on the establishment of BPS also carried the statement to the effect that plans should be developed so that a request for an A&E appropriation could be submitted "as part of the Agency's" Fiscal Year 1972 request." This was accomplished on a preliminary Master Plan basis and included in the FY 1972 budget submission in February 1970.

SECOND MASTER PLANNING CYCLE - March 1970

In the late spring of 1970, Robert L. Bannerman (then DD/S) received word from the Federal Highway Administration, Bureau of Public Roads, that the test track which had been planned for the land adjacent to the Headquarters site would not be constructed. BPS was asked to determine how much land would be required to permit consolidation of all overt activities on an expanded site. A new Land Use Plan and Master Planning effort was begun. This work ultimately culminated in the determination that 131 additional acres were needed. This conclusion was predicated, however, on the retention by FHWA of the remainder of the adjacent land, thus providing a minimal buffer zone between Agency activities and the general public. The urgency of considering a new set of facilities to replace [redacted] activities and to prepare for the anticipated [redacted] was reflected in this master planning cycle. These two thrusts made it clear that a fourth entrance would be required, that the expanded site would be effectively utilized (on the conditions that Agency personnel strength would remain at approximately the existing level and that new construction would be carried out through the building of a series of structures enhancing the present campus type surroundings), and that if the campus type appearance was to be maintained, cars would have to be accommodated in a parking structure(s) since they could not be parked in ground level lots without destroying most tree and grass areas.

THIRD MASTER PLANNING CYCLE - March 1971

The DCI on 6 March told the DDCI, Executive Director-Comptroller, A-D/PPB, DDS&T, and DD/S categorically that there would and could be no construction of buildings for [ ] and NPIC at the Headquarters site. This decision launched a new cycle of master planning by BPS, to plan for the location of Agency overt activities in two locations ("Off Campus" and "On Campus") with the off campus construction carried out under cover such as having the [ ] do the job. In light of this arrangement, all aspects of BPS planning for the Headquarters site had to be rescaled and study given to the effect upon existing utilities, roads, parking, the environment, etc. (Action of the same type for the off campus program was held up pending selection of a desirable site.) The elimination of NPIC and the [ ] activity from Headquarters permitted a better buffer zone arrangement and an improved building layout.

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25X1A

FOURTH MASTER PLANNING CYCLE - May 1971

On 21 May 1971 GSA advised this Agency and other elements of the Government that FHWA had submitted its report of excess land covering the former Fairbank Highway Research Station. FHWA was to retain 31 acres surrounding its present buildings. This action posed new conditions on the Agency one of the most important of which was the necessity to acquire sufficient land to the west and south for a buffer zone since FHWA would no longer be giving us that protection by controlling the land in those directions. So BPS developed a new series of Use Plans from the maximum desired to the minimum required. After a month and a half of meetings, correspondence and map developments, the Agency acquired approximately 48 acres to the west and reaffirmed its interest (primary contender) in the Scattergood-Thorne Tract, and in the retention of high land on the northern side of the FHWA land under Government control. BPS is now in a two part master planning cycle for Headquarters - one with and one without the Scattergood-Thorne Tract of 32 acres plus approximately 10 acres held by GSA. The mix of special purpose space must be reconfigured and consideration must be given to those Agency elements now to be collocated or clustered. A service zone and buffering needs will pose strict limitations upon basic planning but overt operations not scheduled for the "Off Campus" location can be accommodated on the expanded Headquarters site including the necessary parking facilities some of which will be under cover of the promenade deck.

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